

**MINUTES OF THE VINEYARD TOWN
PLANNING COMMISSION MEETING
Vineyard Town Hall, 240 East Gammon Road, Vineyard, Utah
March 2, 2016 7:00 PM**

PRESENT –

Commission Chair Wayne Holdaway
Commissioner Tim Blackburn
Commissioner Chris Judd
Commissioner Angela Kohl
Commissioner Daniel Pace
Commissioner (Alternate) Anthony Jenkins
Commissioner (Alternate) Cristy Welsh

ABSENT –

Commissioner (Alternate) Don Cosney

STAFF PRESENT– Town Planner Aric Jensen (*by phone*), Town Engineer/Public Works Director Don Overson, Deputy Recorder Kinsli McDermott

OTHERS PRESENT– Arnim Way - Eastlake Warehouses LLC, Joel Pillings - Lakeview Holdings, Greg Bird and Brian Bird - UCELLO, Inc., Stewart Park and Jerry Grover – Anderson Geneva Development

The Vineyard Town Planning Commission held a regular meeting and public hearing on Wednesday, March 2, 2016, starting at 7:00 PM in the Vineyard Town hall. The invocation was offered by Commissioner Blackburn.

REGULAR SESSION - The meeting was called to order at 7:00 PM.

OPEN SESSION -

Commissioner Jenkins mentioned that he received a building permit in order to finish his basement. He said a lot of his neighbors were not getting permits because they might not know they needed one, or to save money. He suggested that the town post information regarding building permits on social media to help bring awareness to the issue. Mr. Overson explained that the Vineyard building official would shut down those who were finishing basements without a permit.

MINUTES REVIEW AND APPROVAL -

None.

BUSINESS ITEMS -

5.1 Public Hearing

Conditional Use Permit and site plan review for office warehouse buildings in the I-1 Zone.

Motion: COMMISSIONER BLACKBURN MOVED TO OPEN THE PUBLIC HEARING TO REVIEW BUSINESS ITEM 5.1 AT 7:06 PM. COMMISSIONER JUDD SECONDED THE MOTION. ALL WERE IN FAVOR. THE MOTION CARRIED UNANIMOUSLY.

Arnim Way with Eastlake Warehouses LLC reviewed their proposal. He said there would be 8 total units with one owner. They did not plan to subdivide the units. He explained that the site plan showed 10 units, however, they would remove 2 of the middle units in order to accommodate landscaping requirements. He explained that there was one drive way in and another that was shared. He said there was adequate parking with more possible parking in the back.

Commissioner Blackburn wondered what types of tenants would be renting the warehouses. Mr. Way explained that they were a general contract developer and several of their trades were interested in occupying space in the warehouses. He mentioned a possible granite shop, tile shop, and others. He said small offices and show rooms would be typical.

Mr. Jensen joined the meeting by phone at 7:09 PM.

Commissioner Judd voiced concern about the tenants using outdoor storage. He wondered if there were CC&Rs that would restrict outdoor storage. Mr. Way wasn't sure about the CC&Rs, but said he did not want outdoor storage. Mr. Grover explained that the tenants would need to be approved by the Anderson Geneva group, and they did not allow outside storage. He said each tenet or displays would be approved individually.

Upon request, Mr. Jensen mentioned that he did not have any real issues with the application that he felt needed to be addressed. He pointed out that the applicant needed to be compliant with the zoning requirements as well as any HOA requirements.

Commissioner Pace asked about fencing. Mr. Way explained that there currently was no fencing plan. Mr. Grover commented that it was not currently a requirement to install fencing. He mentioned that it might be desirable to have fencing based on the type of tenants. Mr. Overson suggested that there might be more of a need for fencing once there was more traffic along the Lindon trail.

Motion: COMMISSIONER PACE MOVED TO CLOSE THE PUBLIC HEARING ON 5.1 AT 7:16 PM. COMMISSIONER KOHL SECONDED THE MOTION. ALL WERE IN FAVOR. NONE WERE OPPOSED. THE MOTION CARRIED UNANIMOUSLY.

Motion: COMMISSIONER JUDD MOVED TO RECOMMEND APPROVAL OF THE EASTLAKE WAREHOUSE BY THE DAVIES DEVELOPMENT WITH THE FOLLOWING TWO CONDITIONS AS RECOMMENDED BY STAFF.

1. THE APPLICANT MAKES ANY REDLINE CORRECTIONS AND PAYS ANY REQUIRED FEES.
2. THE APPLICANT ADD TREES/SHRUBS TO THE LANDSCAPING PLAN TO MEET THE MINIMUM REQUIREMENTS

COMMISSIONER BLACKBURN SECONDED THE MOTION. ALL WERE IN FAVOR. NONE WERE OPPOSED. THE MOTION CARRIED UNANIMOUSLY.

5.2 **Preliminary and Final Subdivision Application**

Brant Tuttle on behalf of Lakeview Holdings requests Preliminary and Final Subdivision Plat approval of the Eastlake Warehouse Condominiums Plat located at 426 and 456 E. 1750 N.

Mr. Pillings noted that the project site plan was approved 6-8 months ago by the Council. He explained that they submitted the condominium plat for approval. He said each unit would have its own tax identification number and sold separately.

Mr. Jensen had no issues to discuss regarding the application.

Motion: COMMISSIONER JUDD MOVED TO RECOMMEND PRELIMINARY AND FINAL SUBDIVISION PLAT APPROVAL FOR THE EASTLAKE WAREHOUSE CONDOMINIUMS WITH THE FOLLOWING 3 CONDITIONS AS RECOMMENDED BY STAFF.

1. THE APPLICANT SUBMITS AND RECORDS THE REQUIRED CONDOMINIUM DECLARATIONS AND RELATED DOCUMENTS WITH THE UTAH COUNTY RECORDER.
2. THE APPLICANT CREATES A PROPERTY OWNERS' ASSOCIATION AND ESTABLISHES RESERVES AS REQUIRED BY UTAH CODE.
3. THE APPLICANT MAKES ANY REDLINE CORRECTIONS AND PAYS ANY REQUIRED FEES.

COMMISSIONER PACE SECONDED THE MOTION. ALL WERE IN FAVOR. THE MOTION CARRIED UNANIMOUSLY.

5.3 **Preliminary and Final Subdivision Application**

Greg and Brian Bird on behalf of UCELLO, Inc. request Preliminary and Final Subdivision Plat approval for the Vine Apartments Plat located at 255 Mill road, Vineyard, UT.

Mr. Jensen explained that the development was originally approved as an apartment project, but the applicant would now like to subdivide the parcel with the intent to sell the buildings to different investors. He said it was more like a planned development. He said the issue was that if the buildings each had different owners, they could potentially be maintained at different levels.

He recommended that Vineyard require one owner or organization to be responsible for maintaining the entire project so that it was equally maintained.

Mr. Greg Bird mentioned that there would be one ownership organization so each investor would be 1/26th of the HOA. He said each building would have its own tax id number and each building would be an 18-plex.

Commissioner Judd asked about a phasing plan. Mr. Greg Bird explained that a phasing plan was approved with the site plan when the project was first approved. He reviewed the phasing plan with the commissioners.

Commissioner Judd asked if the infrastructure was sufficient for each phase. Mr. Greg Bird confirmed that it was. He added that the clubhouse and open space would be finished by Phase 4. Mr. Greg Bird said they had an agreement that the CUWCD (Central Utah Water Conservancy District) easement would be used as open space doggie park until CUWCD needed the easement.

Commissioner Judd asked about a time frame for the phasing plans. Mr. Jensen suggested that the Commissioners add a stipulation placing a time restriction on the phasing plan. The Planning Commission discussed the phasing plan and possible timeframe for building the clubhouse, other buildings, and open space.

Commissioner Judd asked for a reasonable time frame to build the front buildings. Mr. Greg Bird stated that he thought it would be built out in 3 or 4 years. He thought the time restraint should not be tied to the approval. Commissioner Judd suggested that the time restraint be tied to the issuance of building permits.

Motion: COMMISSIONER PACE MOVED TO RECOMMEND PRELIMINARY AND FINAL SUBDIVISION PLAT APPROVAL FOR THE VINE APARTMENTS PLAT WITH THE FINDINGS AND FOLLOWING CONDITIONS AS OUTLINED BY STAFF, WITH THE ADDITION OF A 7TH CONDITION:

1. THE COMMON AREA IS HELD, OWNED, AND MAINTAINED BY A SINGLE ENTITY, AND IS NOT OTHERWISE DIVIDED BETWEEN OR ASSIGNED TO INDIVIDUAL BUILDING OWNERS.
2. ALL IMPROVEMENTS ARE INSTALLED PRIOR TO OR CONCURRENT WITH THE FIRST BUILDING PERMIT, OR THE APPLICANT PROVIDES A PHASING PLAN TO THE SATISFACTION OF THE CITY.
3. ANY BUILDING, UTILITY, SITE FEATURE, AND ANY OTHER ASPECT OF THE PROJECT SHALL BE CONSTRUCTED IN CONFORMANCE TO THE APPROVED SITE AND DEVELOPMENT PLANS.
4. THE APPLICANT SUBMITS AND RECORDS THE REQUIRED PUD DECLARATIONS AND RELATED DOCUMENTS WITH THE UTAH COUNTY RECORDER.
5. THE APPLICANT CREATES A PROPERTY OWNERS' ASSOCIATION AND ESTABLISHES RESERVES AS REQUIRED BY UTAH CODE.

6. THE APPLICANT MAKES ANY REDLINE CORRECTIONS AND PAYS ANY REQUIRED FEES.
7. THE CLUBHOUSE WILL BE COMPLETED WITHIN 18 MONTHS FROM FIRST BUILDING PERMIT ISSUANCE ON THE FIRST BUILDING AND ALL LANDSCAPING REQUIREMENTS FOR THE ENTIRE PROJECT BE COMPLETED WITHIN 3 YEARS OF FIRST BUILDING PERMIT APPROVAL, AND THAT THE TOWN COUNCIL RECEIVES AND REVIEWS THE ORIGINAL PHASING PLAN TO ENSURE THAT EVERYTHING IS COHESIVE WITH WHAT WAS ORIGINALLY APPROVED.

COMMISSIONER JUDD SECONDED THE MOTION. ALL WERE IN FAVOR. THE MOTION CARRIED UNANIMOUSLY.

5.4 **Continued Public Hearing from 12.16.2016**

The Vineyard Town Planning Commission shall hold a Public Hearing to consider amendments to the Town Zoning Ordinance and Town Zoning Map. Topics may include, but are not limited to: signs, procedures, definitions, and land use tables. Citizens, property owners, and all other members of the public are encouraged to attend and participate.

Commissioner Judd suggested that Business Item 3.4 be continued to the next meeting when the planner could be in attendance.

Motion: COMMISSIONER JUDD MOVED TO CONTINUE THE PUBLIC HEARING TO THE NEXT MEETING. COMMISSIONER BLACKBURN SECONDED THE MOTION. ALL WERE IN FAVOR. THE MOTION CARRIED.

STAFF REPORTS -

Aric Jensen, Town Planner - Mr. Jensen had no new items to report.

Don Overson, Town Engineer/Public Works Director - Mr. Overson mentioned that the first Tiger Grant meeting was held recently. He said Vineyard was asking for \$40 million dollars worth of improvements on the Front Runner station. He reviewed things that needed to happen in order for the application to be finalized and submitted.

Mr. Overson discussed weed control.

PLANNING COMMISSION MEMBERS REPORTS

Commissioner Judd mentioned that there were short term rentals being used from websites such as Air B&B. He wondered what was permitted in the ordinance. Mr. Jensen explained that the Vineyard Ordinance did not allow “transient lodging” for anything less than 30 consecutive rental days in single family homes. He did not think it was permitted in multi-family housing either.

Commissioner Kohl said parking by Edge Water was out of control. Discussion ensued regarding things that could be done.

ADJOURNMENT -

Commissioner Judd moved to adjourn the meeting by consent at 8:03 PM. The next meeting is scheduled to be held on March 16, 2016.

MINUTES APPROVED ON: April 20, 2016

CERTIFIED CORRECT BY: /s/Kinsli McDermott
K. MCDERMOTT, DEPUTY RECORDER